



# County of Fairfax, Virginia

## MEMORANDUM

### NON-EXEMPT

DATE: 8/21/2019

**TO:** Distribution List

**FROM:** Tracy D. Strunk, AICP  
Director, Zoning Evaluation Division  
Department of Planning and Development

**SUBJECT:** Zoning Application Analysis

**REFERENCE:** Application No. RZ 2019-HM-011 (Sakthivel Chinnasamy and Nandakumar Sreenivasan)

#### Case Information

Staff Coordinator: **Jay Rodenbeck**  
Pre-Staffing: **9/30/2019** Staffing: **10/31/2019**  
Tentative PC: **1/15/2020** Tentative BOS: **TBD**

Memo Includes Full-Size Development Plans for Noted (1) Addressees: Yes ☐ No ☐

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(9/25/2019)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

#### Action Addressees

- ① DPD Planning Division  
Chief, Env. & Dev. Review Br.  
Attn: Denise James
- ① DPWES Site and Addressing  
Attn: Lori Ramsey
- ① DPWES Sanitary-Sewer  
Attn: Sharad Regmi
- ① VDOT  
Attn: David Jordan
- ① Fire Prevention Div  
Plans Review Section  
Attn: Mike Paruti
- ① Fairfax County Public Schools  
Facilities & Transportation Svcs  
Attn: Jessica Gillis
- ① Dept. of Transportation  
Transportation Planning  
Chief, Site Analyst Section  
Attn: Jeff Hermann
- ① Dept. of Housing & Comm. Dev.  
Housing Development Div.  
Housing Development Officer  
Attn: Abdirazak Hamud

- ① Fairfax County Park Authority  
Planning & Development Div.  
Plan Review Coordinator  
Attn: Lynne Johnson 4th fl.
- ① Northern Va Soil and Water  
Conservation District  
Attn: Willie Woode
- ① Planning Commission  
Board of Supervisors  
Hunter Mill District
- ① DPD-Community Revitalization  
Attn: Elizabeth Hagg  
\*CRD/CRA only\*
- ① DPD-Urban Centers Section  
Attn: Chris Caperton  
\*Reston or Tysons only\*
- ① Fairfax County Water Authority  
Planning & Engineering Div.  
Manager, Planning Dept.  
Attn: Greg Prelewicz  
Attn: Ross Stilling
- Dept. of Tax Administration  
Real Estate Division Director  
Attn: Thomas Reed
- Dept. of Health  
Div. of Environmental Health

Technical Review and  
Information Resources  
Attn: Kevin Wastler

Fairfax County Public Schools  
Facilities & Transportation Svcs  
Office of Design & Construction  
Services  
Attn: Eric Brunner

Fire & Rescue Dept.  
Information & Technology  
Attn: Eric Fisher

DPWES Site and Dev Svcs  
Chief, Urban Forestry Branch  
Attn: Craig Herwig

#### Information Addressees

- ① Economic Dev. Authority  
Director, Real Estate Services  
Attn: Curtis Hoffman
- ① Planning Commission  
Executive Director  
Attn: Jill Cooper
- Clerk to Board of Supervisors  
Attn: Cathy Chianese
- DPD-ZED Division Director  
Attn: Tracy Strunk, AICP

DPD-ZED Asst. Director  
Attn: William Mayland

DPD-ZED  
Attn: Branch Chiefs

DPD-ZED  
Conformance Review &  
Acceptance Branch  
Attn: Suzanne Wright

DPD-ZED  
Admin. Asst., Legal Notices  
Attn: Rachael Pendergraph

DPD Chief Zoning Inspector  
Attn: Mavis Stanfield

Dept. of Information Technology  
Technology Infrastructure Div.  
Attn: Steve Brundage

Dept. of Family Services  
Adult Aging Services  
AAA, B-3-708  
Attn: Jacquie Woodruff

Southeast Fairfax Dev. Corp.  
Attn: Tony Fontana  
\*MV or LEE only\*



PLANNING & DEVELOPMENT

#### Department of Planning and Development

Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia, 22035-5509  
Phone: 703 324-1290 / Fax: 703 324-3924  
[www.fairfaxcounty.gov/planning-development/](http://www.fairfaxcounty.gov/planning-development/)

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COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290 TTY 711  
<https://www.fairfaxcounty.gov/planning-zoning/zoning/application-packages>

APPLICATION #:

RZ 2019-HM-011

(Staff will assign)

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**ZONING APPLICATION**

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Dept of Planning & Development

**AUG 02 2019**

APPLICATION TYPE(S):	RZ <input checked="" type="checkbox"/>	PCA <input type="checkbox"/>	FDP <input type="checkbox"/>	CDPA <input type="checkbox"/>	FDPA <input type="checkbox"/>	DPA <input type="checkbox"/>	CP <input type="checkbox"/>
	CPA <input type="checkbox"/>	PRC <input type="checkbox"/>	PRCA <input type="checkbox"/>	CSP <input type="checkbox"/>	CSPA <input type="checkbox"/>	AA <input type="checkbox"/>	AF <input type="checkbox"/>

Zoning Evaluation Division

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

☒ (We), Sakthivel Chinnasamy and Nandakumar Sreenivasan the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the R-1 District to the R-3 District.

☐ (PCA) This application proposes to amend the proffers approved pursuant to \_\_\_\_\_ (case) in order to permit \_\_\_\_\_

Is this a partial PCA? \_\_\_\_\_ (Y/N) If Yes, please identify affected acreage: \_\_\_\_\_

**TAX MAP PARCEL(S):**

28-4((1)) 28

**TOTAL ACREAGE:** 1.053 Acres **CURRENT ZONING DISTRICT:** R-1

**LEGAL DESCRIPTION:** Deed Book: 25568 Page No.: 989

**POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):**

8910 Old Courthouse Rd Vienna, VA 22180

**ADVERTISING DESCRIPTION:** (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

North side of Old Courthouse RD 300 feet east of Irvin St.

<b>EXISTING USE:</b>	<u>Single family detached residential</u>	<b>PROPOSED USE:</b>	<u>Single family detached residential</u>
<b>MAGISTERIAL DISTRICT:</b>	<u>Hunter Mill</u>	<b>OVERLAY DISTRICT(S):</b>	

**Waiver/Modification of Submission Requirements Requested:** ☐

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

<b>Applicant Contact Name:</b> <u>Sakthivel Chinnasamy Nandakumar Sreenivasan</u>			<b>Agent Name:</b> <u>Keith C. Martin</u>		
<b>Address:</b>			<b>Address:</b>		
<b>Street:</b> <u>429 Greek Crossing Rd N.E.</u>			<b>Street:</b> <u>1077 Spring Hill Rd</u>		
<b>City:</b> <u>Vienna</u>	<b>State:</b> <u>VA</u>	<b>Zip:</b> <u>22180</u>	<b>City:</b> <u>McLean</u>	<b>State:</b> <u>VA</u>	<b>Zip:</b> <u>22102</u>
<b>Phone Number:</b>			<b>Phone Number:</b>		
<b>(W):</b>			<b>(W):</b>		
<b>(C):</b>			<b>(C):</b> <u>703 309-1419</u>		
<b>E-mail:</b>			<b>E-mail:</b>		
			<u>kcmartinlaw@gmail.com</u>		

**Signature:**

**Date:**

**DO NOT WRITE IN THIS SPACE**

**Date Application Accepted:**

**Application Fee Paid: \$**

August 15, 2019 28,420.00

Michael P. Chauncey



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Department of Planning & Zoning

JUN 18 2019

## STATEMENT OF JUSTIFICATION

Zoning Evaluation Division

Rezoning Application From R-1 to R-3  
Saktivel Chinnasamy and Nandakumar Sreenivasan, Applicant & Property Owner  
Fairfax County Tax Map 28-4((1)) 0028  
Currently zoned R-1; 1.053 acres

### Introduction

The 1.053 acre property, which is located at the intersection of Old Courthouse and Palm Springs Drive, north of the Town of Vienna and west of Tysons, is more specifically identified as Tax Map 28-4((1)) 0028, and is located in the Hunter Mill Magisterial District (the "Property"). Mssrs. Chinnasamy and Sreenivasan, who are the landowner and applicant (collectively, the "Applicant"), The Applicant is submitting this Application in order to rezone the Property from its current R-1 zoning category to the R-3 zoning category with a maximum permitted density of 3 residential lots (the "Proposed Development"). The density of the Proposed Development is entirely consistent with the Fairfax County Comprehensive Plan (the "Comprehensive Plan"), which recommends a density of 2-3 dwelling units per acre for this area. The Proposed Development within the R-3 zoning district achieves the higher end of the density recommended in the Comprehensive Plan, with a proposed density of 2.85 dwelling units per acre.

### Generalized Development Plan

As part of the Proposed Development, the Applicant has filed the enclosed Generalized Development Plan ("GDP"), prepared by Ama Engineering of Fairfax, Virginia, which presents a site design and layout that is compatible in use, type and intensity with the surrounding area. The three lot proposal realizes a density of 2.85 dwelling units per acre, which is at the higher end of the 2-3 dwelling unit recommendation of the Comprehensive Plan. The proposed development exceeds both the minimum lot area and the average lot area for the R-3 zoning district. The proposed units will be single-family detached dwellings, per the Comprehensive Plan's specifications, and the units will be oriented toward and accessed via driveways from Old Courthouse Road and Palm Springs Drive, respectively. Stormwater management/best management practices will be provided using Fairfax County accepted methodology, such as infiltration facilities.

**A. Plan Language**

The Property is located within the Vienna Planning District of Area II of the Comprehensive Plan in the V3 Spring Lake Community Planning Sector. There are no site-specific references or recommendations for the Property within the text of the Comprehensive Plan. The Plan defines the Spring Lake sector as "largely developed as stable residential neighborhoods," and further states that infill development should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14." *See Comprehensive Plan, Page 64.* More specifically, the Comprehensive Plan recommends a land use of 2-3 dwelling units per acre for the Property area. Applicant's proposal to rezone the property to the R-3 zoning district, and subdivide the property into a total of three lots for three homes, with a resultant density of 2.85 dwelling units per acre, is within the higher range of the Comprehensive Plan's recommendations.

The applicable language of the above referenced land use objectives, is as follows:

**Land Use Objective 8:** Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

Policy a: Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.

**Land Use Objective 14:** Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

Policy b: Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

The Applicant's proposal will enhance the existing neighborhood by providing infill of use and density that is not only recommended by the Comprehensive Plan but is also compatible with the remaining lots within the subdivision and surrounding areas. Applicant is including a set of proffers with the application to mitigate any adverse impacts to public facilities, transportation systems, the environment and surrounding community.

**B. Residential Development Criteria**

Although the Residential Development Criteria does not envision that rezoning applications will result in exact duplicates of surrounding development, they do provide the framework through which new developments are expected to enhance the community and be compatible with an existing neighborhood.



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## **1. Site Design**

### **a. Consolidation**

The Comprehensive Plan does not call for parcel consolidation and the adjacent uses consist of stable residential developments that would be poor candidates for parcel consolidation.

### **b. Layout**

The proposed layout provides a functional and rational pattern for the development of the Property. Homes are oriented appropriately toward existing public streets, and are situated on the proposed lots to provide as much space as possible between the homes. The placement of the homes creates logical and appropriate relationships among the proposed lots. The yards are large enough to accommodate future construction of decks, sunrooms, porches, other outdoor living areas or accessory structures and provide adequate space for landscaping and maintenance. Existing utilities, proposed utilities, utility easements, and Stormwater management outfall areas are shown on the GDP. All necessary public utilities, including public water and sewer, are readily accessible to the Proposed Development. Applicant, or the utility company, will extend additional public utilities as required.

### **c. Open Space**

Minimum open space is not required as part of the R-3 zoning category.

### **d. Landscaping**

The Property will be extensively landscaped, as shown on the GDP. The Property contains significant mature tree cover in one corner of the Property, which will be preserved to the extent possible.

### **e. Amenities**

The proposed lot sizes allow for appropriate on-lot recreational activities.

## **2. Neighborhood Context**

The Proposed Development will fit into the community by providing consistently sized lots of similar residential character. Applicant's proposal seeks to integrate a mix of appropriately-sized and situated lots into the already-varied context of the surrounding neighborhoods.

The proposed dwelling units will be consistent in bulk and mass, and the setbacks shown on the GDP are consistent with neighboring properties. The proposed homes will be orientated towards the adjacent streets, and the existing topography and vegetation will remain to the maximum extent possible.

### **3. Environment**

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#### **a. Preservation**

The Property includes no stream valleys or Resource Protection Areas ("RPA"), Environmental Quality Corridors ("EQC"), waters of the United States or other areas requiring preservat

#### **b. Slopes and Soils**

The proposal has been designed and engineered to take into consideration the Property's existing topography and soil characteristics.

#### **c. Water Quality and Drainage**

Stormwater management and best management practices (BMP) will be provided using infiltration facilities, shown on Sheet six of the GDP. Final water quality control measures will be determined at the time of site plan to ensure adequate phosphorous removal.

#### **d. Noise**

The addition of three new homes to the Property should not create a transportation or noise issue for the surrounding neighborhoods.

#### **e. Lighting**

The construction of three homes on the Property should not create a lighting issue for the surrounding neighborhoods. Street lights are required pursuant to Section 71002.1.A of the Fairfax County Public Facilities Manual.

#### **f. Energy**

The homes in the Proposed Development will be constructed to respect the existing topography as much as possible. The Property is in close proximity to the Beulah Road Trail, which connects to the W&OD Trail and Cross-Country Trail and no additional pedestrian sidewalks or trails are required by the Comprehensive Plan.

### **4. Tree Preservation and Tree Cover**

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A majority of the Property's existing trees are to be preserved and/or transplanted where possible. Additional vegetation will be provided as necessary to meet the tree preservation requirement.

### **5. Transportation**

The Property will be accessed by public roads. The proposed homes will have direct access to and from Old Courthouse Road or to and from Palm Springs Drive, respectively.

### **6. Public Facilities**

Applicant plans to offset any public facilities impact with appropriate proffers, as set forth in more detail below.

### **7. Affordable Housing**

The provision of affordable dwelling units is not applicable to this proposed development under Section 2-802 of the Zoning Ordinance. The proposed proffers, however, include an appropriate contribution to the County's Affordable Housing Trust Fund.

### **8. Heritage Resources**

The Property is not in an historic overlay district, and there are no heritage resources associated with the Property.

In summary, the proposed development conforms to the Comprehensive Plan with respect to type, character and density of use.

### **Waivers and Modifications**

The following waivers and modifications are requested:

- A. Waiver of the Minimum Lot Width for proposed Lot 2

### **Zoning Ordinance; Part 3, R-3, Residential District**

The application meets or exceeds the minimum lot area, bulk requirements and yard requirements specified in the Fairfax County Zoning Ordinance for a development in an R-3 District.

### **Conclusion**

Applicant's proposed development is entirely consistent with the Comprehensive Plan and Plan Map designation of 2-3 dwelling units per acre for the Property. The proposed development of the Property conforms to all currently applicable land development ordinances, regulations and adopted standards as discussed in this



## NON-EXEMPT

statement. Applicant respectfully requests the Staff and Planning Commission to endorse and the Board of Supervisors to approve this rezoning request.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Martin', with a long, sweeping horizontal line extending to the right.

Keith C. Martin



# Rezoning Application

RZ 2019-HM-011



Applicant:

SAKTHIVEL CHINNASAMY AND  
NANDAKUMAR SREENIVASAN

Accepted:

08/15/2019

Proposed:

RESIDENTIAL

Area:

1.05 AC; DISTRICT - HUNTER MILL

Zoning Dist Sect:

Located:

NORTH SIDE OF OLD COURTHOUSE ROAD,  
APPROXIMATELY 300 FEET EAST OF IRVIN STREET

Zoning:

FROM R- 1 TO R- 3

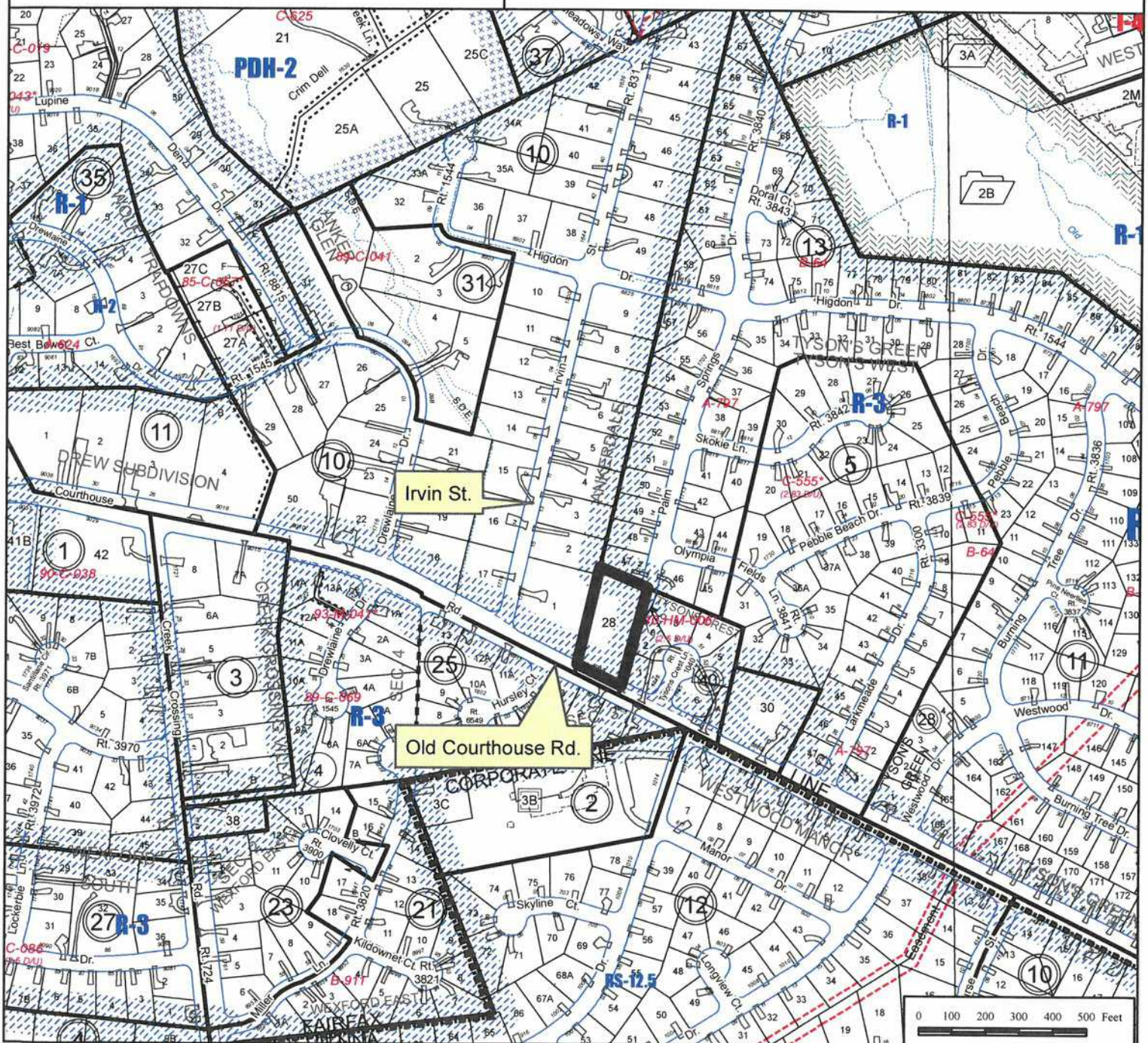
Overlay Dist:

NEX

Map Ref Num:

028-4- /01/ /0028

**NON-EXEMPT**





**RZ 2019-HM-011**  
SAKTHIVEL CHINNASAMY AND  
NANDAKUMAR SREENIVASAN

0 100 200 300 400 500 Feet



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## NOTES:

- THE PROPERTIES DELINEATED ON THIS PLAN IS LOCATED ON TAX MAP #0284-01-0028 LOT 28, AND CURRENTLY ZONED R1.
- THE PROPERTY LOT 28 SHOWN HERE ON IS CURRENTLY IN THE NAMES OF SREENIVAS RAOHAKHAR, AND CHINNASAMY SAKTHIVEL, BY DEED RECORDED ON DEED BOOK 25068, PAGE 0889 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED ON NOVEMBER 12, 2018. NO TITLE REPORT FURNISHED BY THIS FIRM.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED ON NOVEMBER 12, 2018. THE VERTICAL DATUM IS REFERENCED TO NGVD 29. THE CONTOUR INTERVAL IS 2 (TWO) FEET.
- THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 51059C0145C WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND NOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF FPM DESIGN CRITERIA AT THE TIME OF SUBMISSION PREPARATION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODES OF FAIRFAX COUNTY.
- AMA ENGINEERS, LLC IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE.
- ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.
- AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS.
- RESOURCE PROTECTION AREA (RPA), AND WETLAND ARE NOT LOCATED ON THE SUBJECT PROPERTY.
- THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 2-3 DWELLING UNITS PER ACRE. THE PROPOSED DENSITY OF 3 DU/ACRE MEETS THE INTENT OF THE COMPREHENSIVE PLAN. THE SITE DESIGN, DENSITY, ADJOINING USES AND PROPOSED PRESERVATION AND PLANTING WILL ENHANCE THIS PROPERTY AND WILL MEET THE APPLICABLE CRITERIA FOR STAFF REVIEW.
- IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A MAJOR PAVED TRAIL IS REQUIRED ON THE NORTHERN SIDE OF OLD COURTHOUSE ROAD. AN 8' WIDE ASPHALT TRAIL HAS BEEN PROPOSED.
- AMA ENGINEERS IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES NOT EXIST ON THE SUBJECT PROPERTY.
- AMA ENGINEERS DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
- DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
- THE GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE SUBDIVISION PLAN, IF REQUIRED.
- THE SUBJECT PROPERTY WILL MEET SWM/BMP REQUIREMENTS THROUGH THE USE OF AN ONSITE INFILTRATION TRENCHES.
- ALL DIMENSIONS ARE APPROXIMATE AND TYPICAL HOUSE FOOTPRINTS AND ELEVATIONS SHOWN ON THESE LOTS MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP AND THE MINIMUM YARDS ARE PROVIDED.
- THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT IS SIMILAR TO ADJACENT DEVELOPMENT AND WILL MINIMIZE ADVERSE EFFECT TO ADJACENT PROPERTY OWNERS. THE APPLICANT WILL BE PRESERVING NATURAL FEATURES ON SITE AS SHOWN ON SHEET 5. THE APPLICANT WILL ENSURE THAT THE POST DEVELOPMENT RUNOFF IS LESS THAN THE PRE DEVELOPMENT RUNOFF.
- ADDITIONAL TREE PLANTING AND PRESERVATION, AS SHOWN ON THE GDP, WILL PROVIDE ADEQUATE MEASURES OF SCREENING AND PROVIDE AN AMENITY TO THIS PROPERTY.
- MINOR ADJUSTMENT TO THE LOT LINES AND UTILITY LOCATION SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.
- THE SITE HAS NONE OF THE SCENIC ASSETS OR NATURAL FEATURES DESERVING PROTECTION AND PRESERVATION.

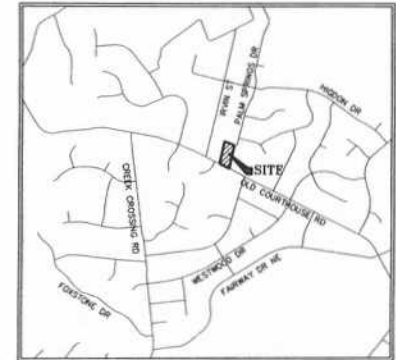
## GENERALIZED DEVELOPMENT PLAN NEAR VIENNA 8910 OLD COURTHOUSE ROAD HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

### ZONING TABULATIONS:

SITE AREA:	45,892 SF (1.053 AC)
	1,053-0.168 = 0.885 ACRES
PROPOSED DEDICATION FOR ROW PURPOSES (7,252 SQ FT OR 0.166 AC)	
EXISTING LOT:	1
PROPOSED NUMBER OF LOTS:	3
ZONE:	
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-3
LOT AREA:	
EXISTING:	1.053 ACRES OR 45,892 SQ FT
PROPOSED:	SEE BELOW
PROPOSED USE:	SINGLE FAMILY DETACHED
MAXIMUM BUILDING HEIGHT:	35 FT
AVERAGE LOT SIZE:	REQUIRED: 11,500 SF PROVIDED: LOT 1 12,880 SF, LOT 2 10,955 SF, LOT 3 17,160 SF
MINIMUM LOT SIZE:	10,500 SF
MINIMUM LOT WIDTH:	80 FT
MINIMUM YARD:	
FRONT YARD:	30 FT
SIDE YARD:	12 FT
REAR YARD:	25 FT
PARKING FOR 3 UNITS:	
PARKING REQUIRED:	6
PARKING PROVIDED:	8
DENSITY:	
PERMITTED BY COMPREHENSIVE PLAN:	3 DU/ACRE
PROPOSED:	2.85 DU/ACRE=3.0, OK

### AREA TABULATION AND SHAPE FACTOR

DESCRIPTION	AREA	PERIMETER	SHAPE FACTOR	REMARKS
	SQ FT	LF		
LOT 1	19028	0.342	413.84	16.1+35.0 OK
LOT 2	10995	0.251	433.38	17.1+35.0 OK
LOT 3	17160	0.394	531.07	18.4+35.0 OK
STREET DEDICATION	7252	0.166	N/A	N/A
TOTAL	46822	1.003		2.85 LOTS PER ACRE=3.0 OK



VICINITY MAP  
SCALE: 1"=800'



SOIL MAP  
SCALE: 1"=250'

SOIL ID NUMBERS	HYDROLOGIC SOIL GROUP	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS	SUITABILITY FOR INFILTRATION
105B	D	WHEATON GLENELG COMPLEX	GOOD	GOOD	HIGH	HA	GOOD

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Dept of Planning & Development

AUG 08 2019

Zoning Evaluation Division

## COVER SHEET

NEAR VIENNA, LOT 28  
8910 OLD COURTHOUSE ROAD  
MAGESTRAL DISTRICT, HUNTER MILL, FAIRFAX COUNTY, VIRGINIA

TAX MAP #	0284 01 0028
JOB NO. DE-006	SCALE: N/A
DESIGN BY/DATE	DATE: 06/27/2019
DEWY BY/DATE	DATE: 06/27/2019
CHECKED BY/DATE	DATE: 06/27/2019



NO.	DATE	REVISION	DESCRIPTION	BY
1	06/27/2019	REVISED FOR APPROVAL	DESCRIPTION	DATE

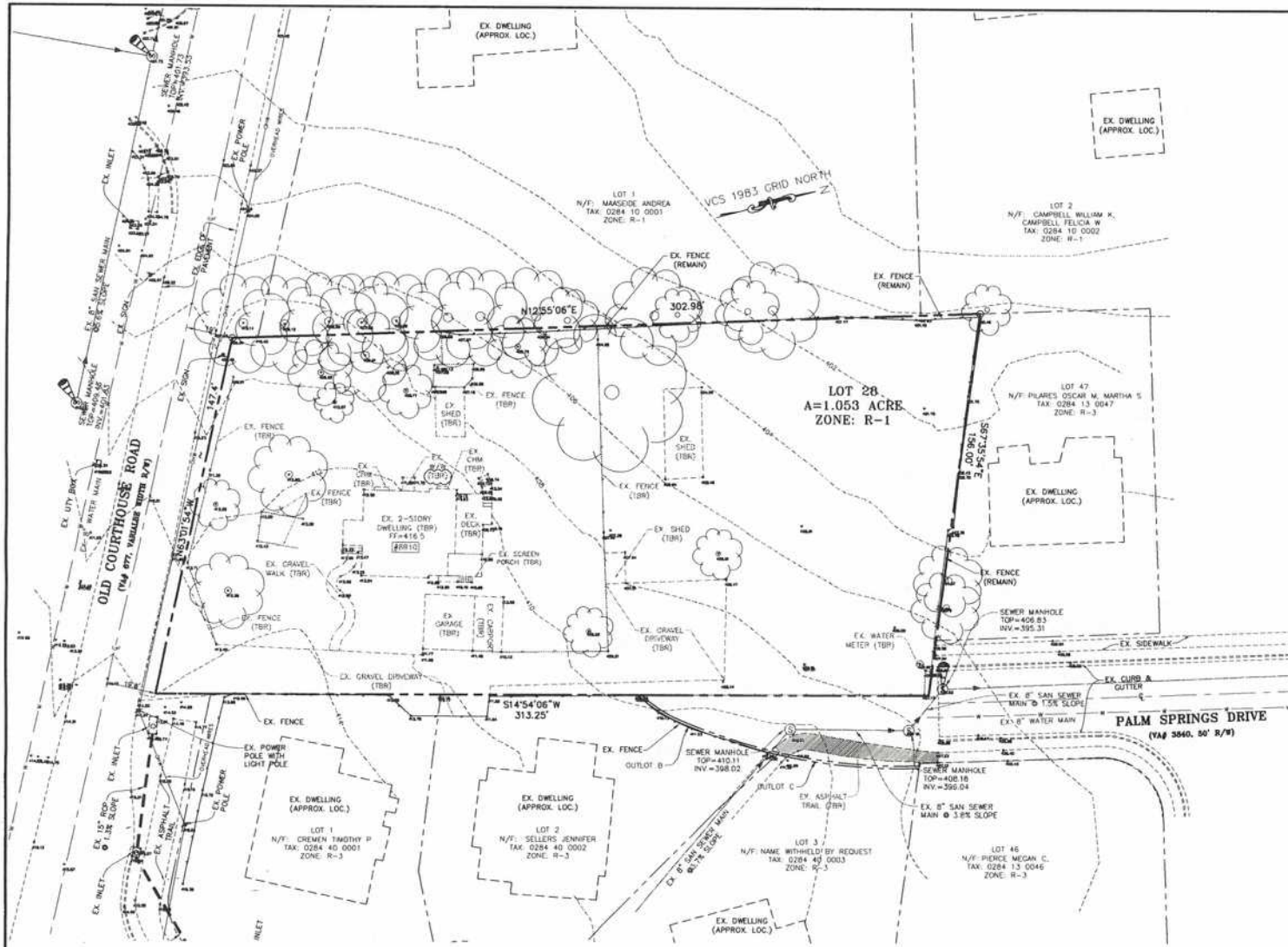
### SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITION PLAN
SHEET 3	GENERAL DEVELOPMENT PLAN
SHEET 4	EXISTING VEGETATION MAP
SHEET 5	TREE CONSERVATION PLAN AND LANDSCAPE PLAN
SHEET 6	HYDROGRAPHS
SHEET 7	SUB-DRAINAGE MAP AND HYDROGRAPHS
SHEET 8	INFILTRATION SIZING
SHEET 9	SWMM COMPUTATIONS SUMMARY & WATER QUALITY COMPLIANCE
SHEET 10	OUTFALL ANALYSIS
SHEET 11	INFILTRATION REPORT



ZONING MAP  
SCALE: 1"=500'

**NON-EXEMPT**



TAX MAP # 0284 01 0028	JOB NO. EE-002	SCALE: 1" = 20'
	DESIGN BY: TOG	DATE: 06/27/2019
	DRAWN BY: TOG	SHEET: 2 OF 11
	CHECKED BY: RB	

EXISTING CONDITION PLAN  
NEAR VIENNA, LOT 28  
8910 OLD COURTHOUSE ROAD

MAGESTRIAL DISTRICT: HUNTER MILL. FAIRFAX COUNTY, VIRGINIA



RECEIVED  
Dept of Planning & Development

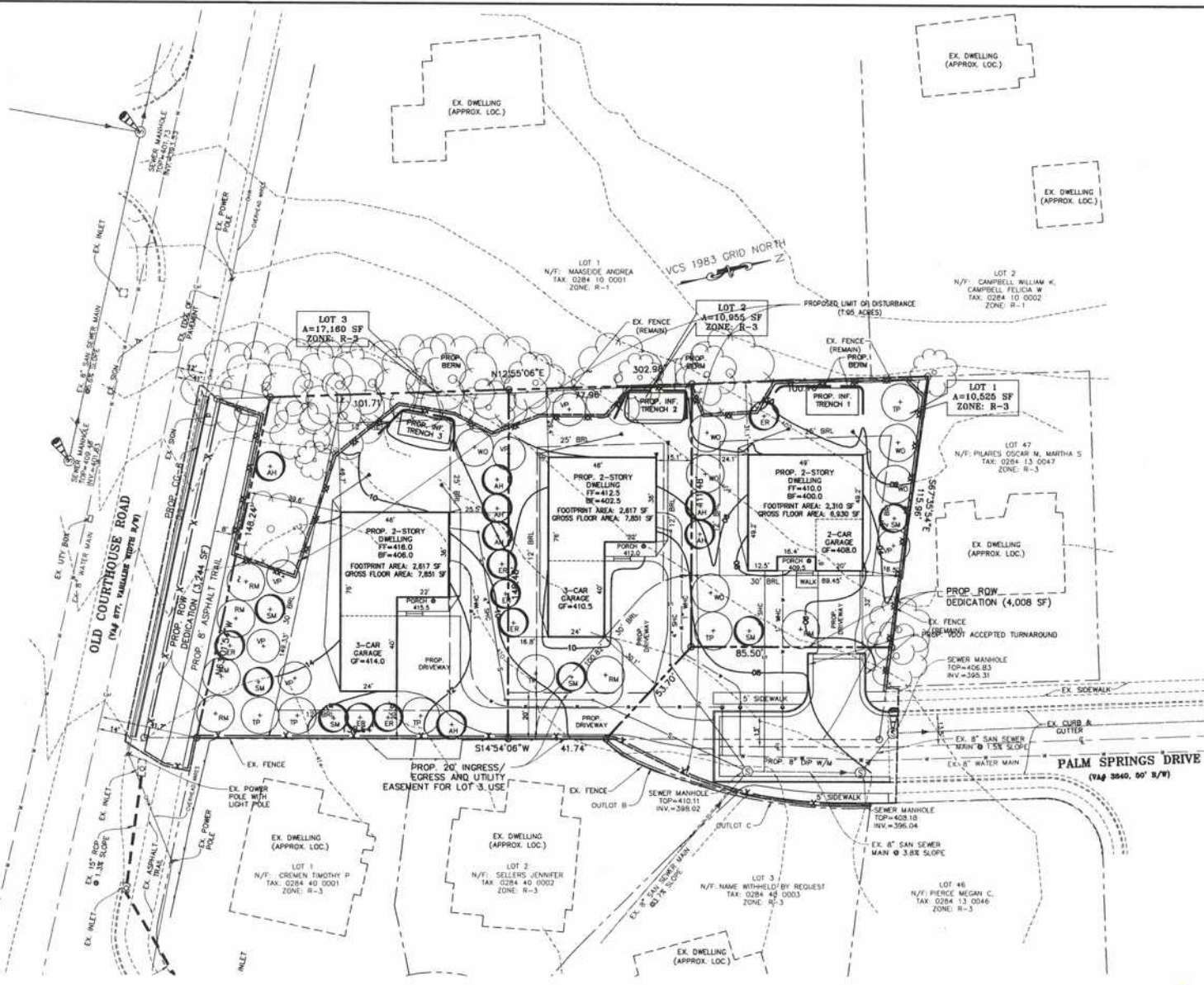
AUG 08, 2019

Zoning Evaluation - Inverse

[illegible]



# NON-EXEMPT



## PROJECT DESCRIPTION:

THE PROJECT PROPOSES REZONING OF A SINGLE FAMILY LOT 28 TO R-3 ZONE AND FOR SUBSEQUENT SUBDIVIDING THE LOTS INTO THREE SINGLE FAMILY RESIDENTIAL LOTS. THE LOT IS LOCATED ON FAIRFAX COUNTY TAX MAP 0284 01 0028 AND IS CURRENTLY ZONED R-1. THE TOTAL AREA OF THE PROPERTY SUBJECT TO THIS APPLICATION IS 45,990.50 FT WHICH INCLUDES SOME OFFSITE AREAS TOO. THE PROPERTY IS CURRENTLY DEVELOPED WITH A SINGLE FAMILY DWELLING AND ASSOCIATED DEVELOPMENT. THE APPLICANT PROPOSES TO REZONE THE LOT TO R-3 (THREE DWELLING UNITS PER ACRE), WHICH IS CONSISTENT TO THE NEIGHBORING DEVELOPMENT, AND THE COUNTY'S COMPREHENSIVE MAP.

BASED ON THE COUNTY COMPREHENSIVE PLANS, THIS AREA IS DESIGNATED FOR THE DEVELOPMENT OF 2/3 DWELLING UNITS PER ACRE. THE NEIGHBORING PROPERTIES ARE DEVELOPED WITH AS PER R-2 OR R-3 ZONING REGULATIONS.

BASED ON PROPOSED GENERAL DEVELOPMENT PLAN (GDP), THE LOTS WILL HAVE FRONTAGE FOR TWO LOTS ON PALM SPRINGS DRIVE AND ONE WILL HAVE FRONTAGE ON OLD COURTHOUSE ROAD. THE LOTS WILL HAVE ENTRANCES FROM PALM SPRINGS DRIVE. LOW IMPACT DEVELOPMENT CONCEPT WILL BE UTILIZED TO MEET BOTH STORMWATER QUALITY AND QUANTITY REQUIREMENTS WITH INFILTRATION TRENCHES ON INDIVIDUAL LOTS.

TAX MAP # 0284 01 0028	SCALE: 1"=20'	DATE: 06/27/2019	SHEET: 3 OF 11
JOB NUMBER: 002	DESIGN BY: YDC	DRAWN BY: YDC	CHECKED BY: B

GENERAL DEVELOPMENT PLAN  
NEAR VIENNA, LOT 28  
8910 OLD COURTHOUSE ROAD  
MAGISTRAL DISTRICT, HUNTER MILL, FAIRFAX COUNTY, VIRGINIA



NO.	DATE	DESCRIPTION	BY
1.	06/27/2019	RECEIVED FOR RECORDS	

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AUG 08 2019

Zoning Evaluation Division



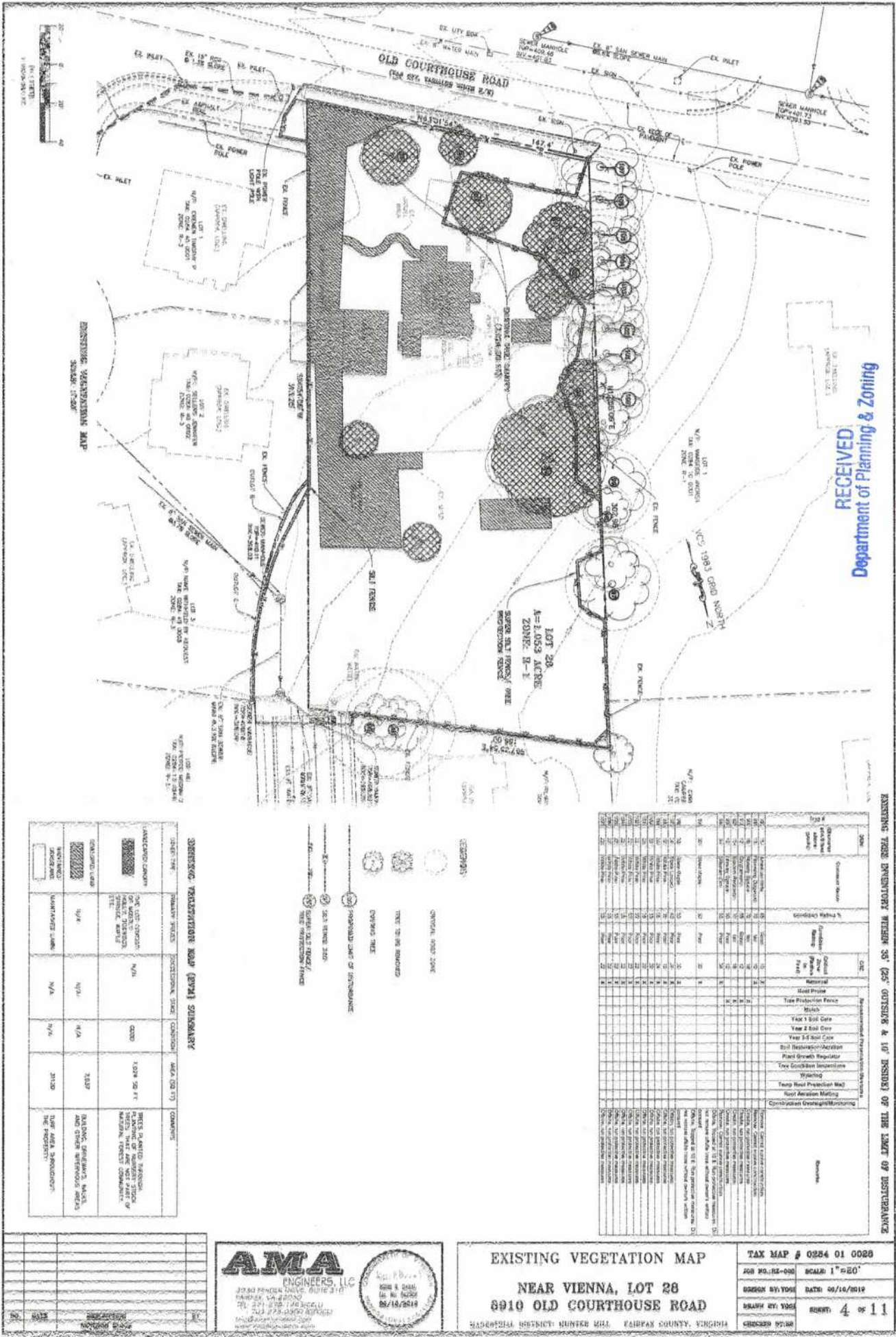
EXISTING TREE INVENTORY WITHIN 36' (25' OUTSIDE & 10' INSIDE) OF THE LIMIT OF DISTURBANCE



NO.	DATE	DESCRIPTION	BY
		REVISION BLOCK	



NON-EXEMPT



EXISTING VEGETATION MAP (EVM) SUMMARY			
DATE	REVISION	DESCRIPTION	COMMENTS
01/15/2019	1	INITIAL EVM	REVIEWED AND APPROVED
02/15/2019	2	REVISIONS	ADDED NEW DATA
03/15/2019	3	REVISIONS	ADDED NEW DATA
04/15/2019	4	REVISIONS	ADDED NEW DATA
05/15/2019	5	REVISIONS	ADDED NEW DATA
06/15/2019	6	REVISIONS	ADDED NEW DATA
07/15/2019	7	REVISIONS	ADDED NEW DATA
08/15/2019	8	REVISIONS	ADDED NEW DATA
09/15/2019	9	REVISIONS	ADDED NEW DATA
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05/15/2020	17	REVISIONS	ADDED NEW DATA
06/15/2020	18	REVISIONS	ADDED NEW DATA
07/15/2020	19	REVISIONS	ADDED NEW DATA
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01/15/2021	25	REVISIONS	ADDED NEW DATA
02/15/2021	26	REVISIONS	ADDED NEW DATA
03/15/2021	27	REVISIONS	ADDED NEW DATA
04/15/2021	28	REVISIONS	ADDED NEW DATA
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01/15/2027	97	REVISIONS	ADDED NEW DATA
02/15/2027	98	REVISIONS	ADDED NEW DATA
03/15/2027	99	REVISIONS	ADDED NEW DATA
04/15/2027	100	REVISIONS	ADDED NEW DATA

EXISTING VEGETATION MAP (EVM) SUMMARY

**AMA**  
ENGINEERS, LLC  
2020 PENDER DRIVE, SUITE 210  
FARMER, VIRGINIA 22431  
TEL: 540-721-1400  
FAX: 540-721-1401  
WWW.AMAENGINEERS.COM

AMA ENGINEERS, LLC  
2020 PENDER DRIVE, SUITE 210  
FARMER, VIRGINIA 22431  
TEL: 540-721-1400  
FAX: 540-721-1401  
WWW.AMAENGINEERS.COM

**EXISTING VEGETATION MAP**  
NEAR VIENNA, LOT 28  
8910 OLD COURTHOUSE ROAD  
WILDERHILL DISTRICT, HUNTER HILL, FAIRFAX COUNTY, VIRGINIA

AMA ENGINEERS, LLC  
2020 PENDER DRIVE, SUITE 210  
FARMER, VIRGINIA 22431  
TEL: 540-721-1400  
FAX: 540-721-1401  
WWW.AMAENGINEERS.COM

**TAX MAP # 0324 01 0020**  
JOB NO. 03-03  
SCALE: 1"=50'  
DESIGN BY: YVS  
DATE: 06/16/2019  
DRAWN BY: YVS  
CHECKED: YVS  
SHEET: 4 OF 11

AMA ENGINEERS, LLC  
2020 PENDER DRIVE, SUITE 210  
FARMER, VIRGINIA 22431  
TEL: 540-721-1400  
FAX: 540-721-1401  
WWW.AMAENGINEERS.COM

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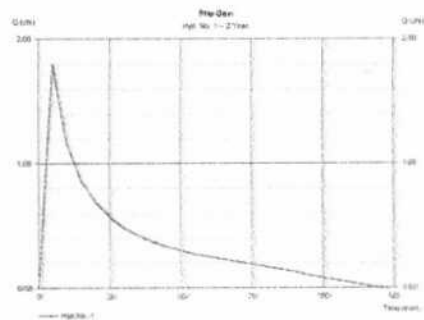
Zoning Evaluation Division

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## Hydrograph Report

Hyd. No. 5

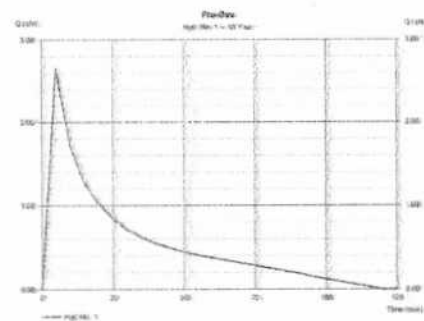
Pre-Dev  
 Hydrograph type = Manual  
 Storm frequency = 2 yrs  
 Time interval = 5 min  
 Peak discharge = 1.288 cfs  
 Time to peak = 5 min  
 Hyd. volume = 2.664 cuft



## Hydrograph Report

Hyd. No. 1

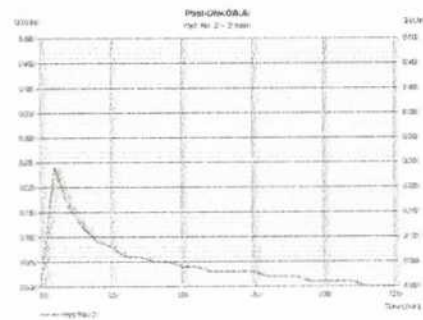
Pre-Dev  
 Hydrograph type = Manual  
 Storm frequency = 10 yrs  
 Time interval = 5 min  
 Peak discharge = 2.655 cfs  
 Time to peak = 5 min  
 Hyd. volume = 1.624 cuft



## Hydrograph Report

Hyd. No. 2

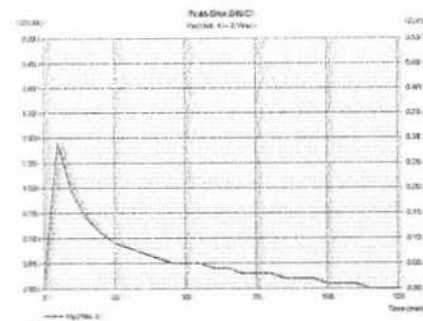
Pre-Dev GA.A  
 Hydrograph type = Manual  
 Storm frequency = 2 yrs  
 Time interval = 5 min  
 Peak discharge = 0.348 cfs  
 Time to peak = 5 min  
 Hyd. volume = .263 cuft



## Hydrograph Report

Hyd. No. 4

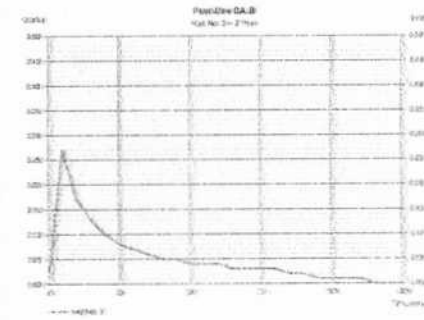
Pre-Dev GA.C  
 Hydrograph type = Manual  
 Storm frequency = 2 yrs  
 Time interval = 5 min  
 Peak discharge = 0.295 cfs  
 Time to peak = 5 min  
 Hyd. volume = .022 cuft



## Hydrograph Report

Hyd. No. 3

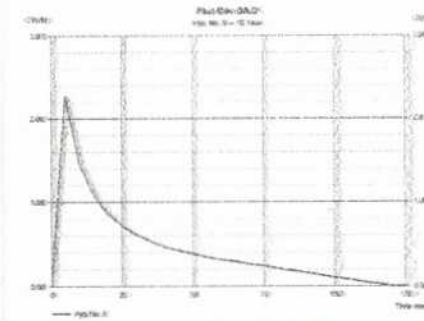
Pre-Dev GA.B  
 Hydrograph type = Manual  
 Storm frequency = 2 yrs  
 Time interval = 5 min  
 Peak discharge = 0.229 cfs  
 Time to peak = 5 min  
 Hyd. volume = .257 cuft



## Hydrograph Report

Hyd. No. 6

Pre-Dev GA.D  
 Hydrograph type = Manual  
 Storm frequency = 10 yrs  
 Time interval = 5 min  
 Peak discharge = 2.292 cfs  
 Time to peak = 5 min  
 Hyd. volume = 1.224 cuft



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TAX MAP # 0284 01 0026  
 APP. NO. 18-0001  
 DATE 06/18/2019  
 SHEET 6 of 11  
 CHECKED BY: JH

HYDROGRAPHS  
 NEAR VIENNA, LOT 28  
 8916 OLD COURTHOUSE ROAD  
 MANASSAS DISTRICT: HUNTER MILL FORDHAM COUNTY, VIRGINIA



NO.	DATE	REVISION	BY



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**LEGENDS**

CONVECTIVE DRAINAGE AREAS (A, B, C)

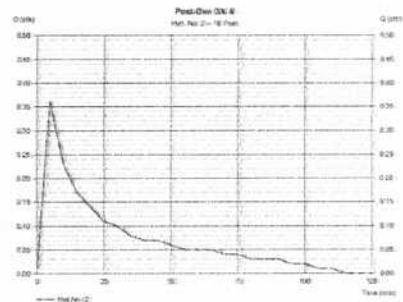
CONVECTIVE DRAINAGE AREA (D)

**Hydrograph Report**

Hyd. No. 2

Post-Dev. DCA

Hydrograph type	Manual	Peak discharge	0.285 cfs
Storm frequency	10 yrs	Time to peak	5 min
Time interval	5 min	Hyd. volume	0.51 cuf

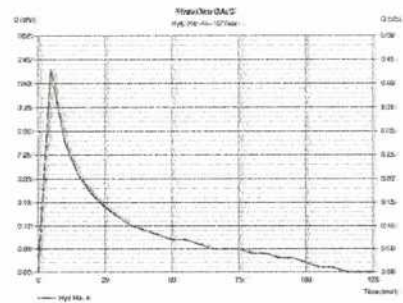


**Hydrograph Report**

Hyd. No. 4

Post-Dev. DCA

Hydrograph type	Manual	Peak discharge	0.420 cfs
Storm frequency	10 yrs	Time to peak	5 min
Time interval	5 min	Hyd. volume	0.42 cuf

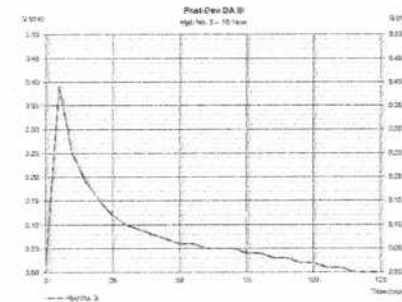


**Hydrograph Report**

Hyd. No. 3

Post-Dev. DCA

Hydrograph type	Manual	Peak discharge	0.255 cfs
Storm frequency	10 yrs	Time to peak	5 min
Time interval	5 min	Hyd. volume	0.51 cuf

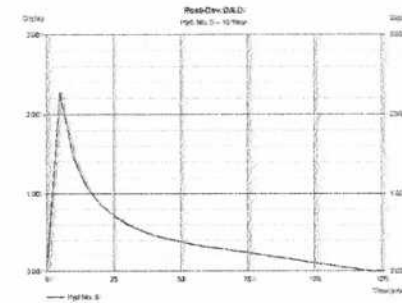


**Hydrograph Report**

Hyd. No. 5

Post-Dev. DCA

Hydrograph type	Manual	Peak discharge	0.270 cfs
Storm frequency	10 yrs	Time to peak	5 min
Time interval	5 min	Hyd. volume	0.51 cuf



SUB-DRAINAGE MAP AND HYDROGRAPHS

NEAR VIENNA, LOT 28

8810 OLD COURTHOUSE ROAD

MARTIN COUNTY, VIRGINIA

**AT&A**

ARCHITECTS & ENGINEERS

1000 N. 10TH ST., SUITE 100

ARLINGTON, VA 22201

TEL: 703-261-1111

FAX: 703-261-1112

TAX MAP # 0284 01 0026

SCALE: 1" = 30'

DATE: 04/15/19

SHEET 7 OF 11

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JUN 18 2019  
Zoning Evaluation Division

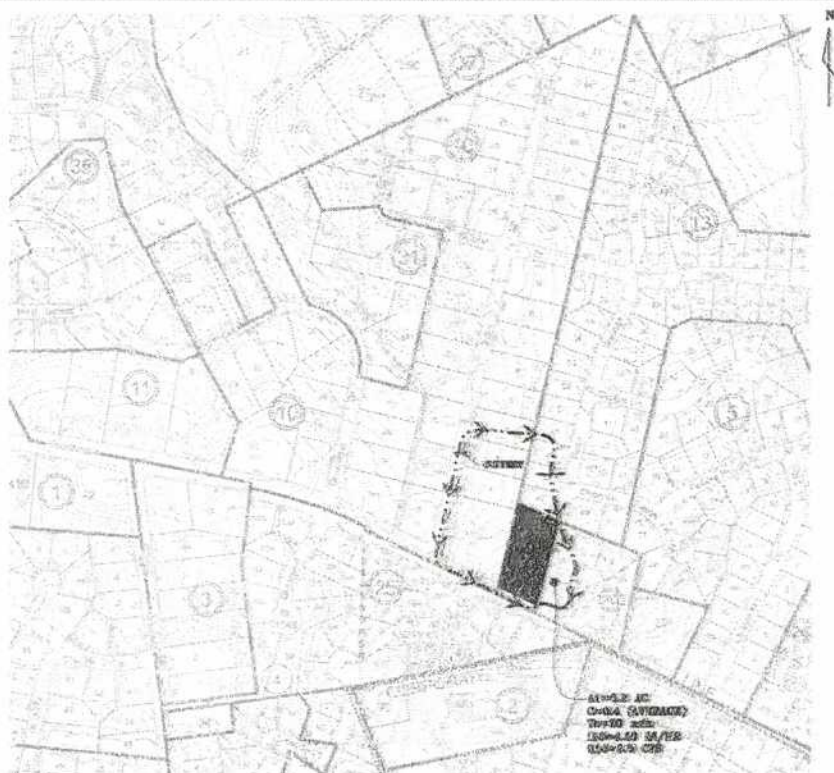








## NON-EXEMPT



DRAINAGE MAP  
(SCALE: 1"=200')

## OUTFALL NARRATIVE

HOISTING SITE CONDITIONS:

THE PROJECT CONSISTS OF REZONING OF A SINGLE-FAMILY LOT FROM R-1 ZONE TO R-1 ZONE AND SUBSEQUENT REDEVELOPMENT INTO THREE LOTS. THE EXISTING LOT IS DEVELOPED WITH A SINGLE-FAMILY DWELLING. THE EXISTING SITE FALLS WITHIN THE DEVELOPMENTAL INFRASTRUCTURE EXISTING OVERLAYS AREA ON THE SITE IS 5,332 SQ. FT. THE TOTAL RUNOFF FROM THE SITE ON THE PRE-DEVELOPMENT CONDITION FROM 1 IN 100 AND 100 YEAR DURATION EVENTS IS 1.01 CFS AND 2.65 CFS RESPECTIVELY. PLEASE REFER TO THE PRE-DEVELOPMENT HYDROGRAPH ON SHEET 6. THE SITE COMBUSTION (WATER) AND DRAINAGE AREA: AT-12 SHOWS ON THE DRAINAGE MAP ON THIS SHEET.

UPGRADE AREA A1 CONSISTS OF 3.2 ACRES OF TOTAL AREA AND IT CONSISTS THE ENTIRE UNIMPAVED ADJACENT AREAS, THE RUNOFF FROM THE SIDE STREET FLOWS MAINLY TOWARDS THE NORTH TOWARDS THE ADJACENT LOTS AND FINALLY ENTERS THE BASIN OF MAIN ST. ROAD. SECTION, THE CROWNED UNIMPAVED STREET CARRIES THE RUNOFF ACROSS THE STREET TO THE EXISTING DITCH AND THE EXISTING DRAINAGE DITCH CHANNELS CARRY THE RUNOFF FURTHER DOWNSTREAM TO THE NEARBY FLOODPLAIN (NOT SHOWN HERE). DRAINAGE AREA A1 CONTAINS ABOUT 10.5 CFS IN PEAK FLOW RATE TO THE STORM.

**PROPOSED CONVENTION:**

[illegible]

#### FSM AND POST DEVELOPMENT REPORTS SUMMARY

WWW-BANKRUPTCY.ORG

Q33=2.05 CFS  
Q34=2.05 CFS

## POST-EMPLOYMENT SUMMARY (PRIOR TO TEACHER)

$$Q_2 = 0.29 + 0.27 + 0.20 + 1.58 = 2.34 \text{ OFS}$$

## CHANGE IN ASKOFF (PRIOR TO TRENCH)

$$\begin{aligned} QD_y &= 2.24 - 1.50 = 0.74 \text{ QTS (INCREASE)} \\ QD_x &= 5.45 - 2.65 = 2.80 \text{ QTS (INCREASE)} \end{aligned}$$

## MUNCEY ENTRAPPED BY TRENCH

$$CSD_g = 0.24 + 0.27 + 0.28 = 0.80 \text{ CFS}$$

#### POST DEVELOPMENT SUMMARY (AFTER THING 4)

$$QD_{\text{gr}} = 2.34 - 0.001 = 1.84 \text{ OFS}$$

$$QD_{\text{gr}} = 2.43 - 1.03 = 1.27 \text{ OFS}$$

## CHANGE IN BONDUP WITH DEPLETION TRINCH

$$\Delta \text{O}_2\text{H}_2 = 2.37 - 2.85 = -0.48 \text{ CFS (DECREASE)}$$

**2020 SUBMITTER INFORMATION FOR REDWOOD, SPECIAL, EXCEPTION,  
SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement will conflict with the following. (Note: Waivers will be subject to case-by-case review. Failure to comply with the required submission may result in a delay in processing the application.)

This information is required under the following Zoning Ordinance Sections:

<p><b>Special Permits</b> (Sections 10-11 &amp; 12-6.2)</p> <p>City of Redwood (Ord. 18-023 10-1 &amp; 11-1)</p> <p>Development Plan/PAC Cases (Ord. 18-023 14-1 &amp; 15-1)</p> <p>PDP or PDC Cases (18-024 14-1 &amp; 15-1)</p>	<p><b>Special Exceptions</b> (Sections 10-11 &amp; 12-6.2)</p> <p>Comprehensive Evaluation Cases (Ord. 18-023 24-10 &amp; 10-43)</p> <p>PAC Permits (18-023 10-1 &amp; 1-1)</p> <p>Amendments (Sec. 18-023 10-1 &amp; 1-3)</p>
---	--

1. A plot at a minimum size of  $\geq 100$  Units. It is depicted on maps with a minimum scale of  $\geq 1:100$

2. Placed against the surrounding landscape and shows the existing and proposed roadways, the stormwater management facilities, storm drainage pipe layout, on-site production, and parking, storage area, the site, surrounding devices, and other features shown on the drawings. 3, 5, 7

3. If information is placed on the site shall be required for additional proof of submission of the development plan, and shall be the information that provides as part of the description of the facility.

# 1. **Permits**

Facility Name Type & No. (E.g. 10-100, 10-1000, 10-10000, underground, etc.)	On-site area (sq. ft.)	Off-site area (sq. ft.)	Drainage area (acres)	Floodhazard area (acres)	Storage volume (cu. yd.)	Height (ft.)	If point source, height (ft.)
IND. TRENCH 1	0.038	0	0.009	160	537	N/A	
IND. TRENCH 2	0	0	0.09	238	578	N/A	
IND. TRENCH 3	0.070	0	0.10	230	681	N/A	

**Totals:**

4. On-site drainage canals, a full and complete map as shown on drawings. 7, 10-100 Full and complete hydrologic design shown on drawings. **N/A**

5. Maintenance access (entry to the construction site) shall be shown on drawings. 10-100 Impact, perimeter, grade, and site plan shall be shown on drawings. **N/A**

6. Temporary construction site shall be shown on drawings. 10-100 Impact, perimeter, grade, and site plan shall be shown on drawings. **N/A**

7. Stormwater management and BMP features including Vernal Pools/Retention Specified and other structures of the site and the stormwater management features shall be shown on drawings. 10-100 Impact, perimeter, grade, and site plan shall be shown on drawings. **N/A**

8. A statement of the number of units which are to be constructed on the site is a project which is an industrial use in which has a coverage area of at least one acre (0.42 acre) is a condition on drawings. 10-100 Impact, perimeter, grade, and site plan shall be shown on drawings. **N/A**

9. A statement of the number of units which are to be constructed on the site is a project which is an industrial use in which has a coverage area of at least one acre (0.42 acre) is a condition on drawings. 10-100 Impact, perimeter, grade, and site plan shall be shown on drawings. **N/A**

10. A statement of the number of units which are to be constructed on the site is a project which is an industrial use in which has a coverage area of at least one acre (0.42 acre) is a condition on drawings. 10-100 Impact, perimeter, grade, and site plan shall be shown on drawings. **N/A**

11. A statement of the number of units which are to be constructed on the site is a project which is an industrial use in which has a coverage area of at least one acre (0.42 acre) is a condition on drawings. 10-100 Impact, perimeter, grade, and site plan shall be shown on drawings. **N/A**

12. A statement of the number of units which are to be constructed on the site is a project which is an industrial use in which has a coverage area of at least one acre (0.42 acre) is a condition on drawings. 10-100 Impact, perimeter, grade, and site plan shall be shown on drawings. **N/A**

10

## Research Aims

TAX MAP # 9284 01 0053	STATUS: AS SHOWN	DATE: 06/10/2019	SHEET: 10 of 11
FOR 10-02-005	SECTION 27 005	22420 201 005	10-02-005 00100

OUTFALL ANALYSIS



№	Вопрос	Этп	№
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JUN 18 2019

Zoning Evaluation Division

**AJEA Engineers, LLC**  
CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS

## SOIL PLANTING CHANGES AND MECHANISMS OF UPLAND RAINFALL

Date:	May 30, 2019
Project Location:	Lot 1, 1910 Duffcoat House Road, Vienna, VA 22180
Drawings No.:	028471.0025
Owner:	Hunter Hill

Strain No.	Strain Name	Strain Description	Strain Characteristics
1	Strain 1	Organic matter.	10
2	Strain 2	Topsoil, mixed and sandy.	10
3	Strain 3	Gravel (20-30%) with some, fine.	10
4	Strain 4	Topsoil (20-30%) with some, fine.	10
5	Strain 5	Gravel (20-30%) with some, fine.	10
6	Strain 6	Topsoil (20-30%) with some, fine.	10
7	Strain 7	Gravel (20-30%) with some, fine.	10
8	Strain 8	Topsoil (20-30%) with some, fine.	10
9	Strain 9	Gravel (20-30%) with some, fine.	10
10	Strain 10	Topsoil (20-30%) with some, fine.	10

Primer: 1000000

**Depth to bedrock:** This is covered within the depth of investigation at the time of field investigations.  
**Depth to bedrock:** = 10 feet (3.0).

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Leafy-stem forage was partitioned into 30-35 kg bales within 10 m bins of the compressed-RDP facility at the referenced property. The ensiling bins were adjacent to two maximum depths of 13 Met SGA, where the forage was ensiled. The ensiling bins and were ensiled in accordance with USDA technical specifications. Associated Soil Moisture, C:N Ratio, and Protein Group are evaluations for above forage bins.

Redirection: For Success

Telephone: 011 81 2610 1111  
 Fax: 011 81 2610 1112  
 E-mail: [info@india.gov.in](mailto:info@india.gov.in)  
 Web: [www.india.gov.in](http://www.india.gov.in)  
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[illegible]

Structure of the molecule	IC <sub>50</sub> (nM) (pH 7.4)	Cellular IC <sub>50</sub> (nM)	Comment
2,3,5-trimethyl-4-nitrophenol	0.1	-	
2,4,6-trimethyl-3-nitrophenol	7.2	5.0	
2,4,6-trimethyl-5-nitrophenol	1.0	5.0	
2,4,6-trimethyl-3,5-dinitrophenol	0.2	5.0	
2,4,6-trimethyl-3,5-dinitrophenol	4.0	5.0	
Average of 2,4,6-trimethyl-3,5-dinitrophenol	-	3.3	Not the lowest after 4 h of preincubation

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Before analysis, we performed a PCA on the designed 100 attributes. This analysis was conducted at 6/20/19, prior to the first group of 100 trials. After this analysis, two attributes were found to be quite different from the bottom 100 attributes. These two attributes were the number of images we presented and the number of trials. The 100 attributes of the bottom 100 attributes were then used for the analysis. The results of the analysis are shown in Table 1. The results of the analysis are shown in Table 1. The results of the analysis are shown in Table 1.

The BPP facility's staff has designed to ensure compliance with this report. If you have any questions or need a full audit, please contact the undersigned engineer at 773-375-0160.

Since 1994,



John W. Ward, P.E.  
 AMCA Systems, LLC  
 10000 Sunset Blvd., Suite 300  
 Fairfax, Virginia 22030  
 (703) 278-4000  
 Email: jward@amcasystems.com

JUN 18 2019

Zoning Evaluation Division



# REZONING AFFIDAVIT

Off. to Jo Ellen  
8/15/19

DATE: June 14, 2019  
(enter date affidavit is notarized)

**NON-EXEMPT**

I, Keith C. Martin, Agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one) ☐ applicant  
☒ applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): \_\_\_\_\_  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Sakthivel Chinnasamy	427 Creek Crossing Rd NE Vienna, VA 22180	Co-Applicant/Co-Title Owner
Nandakumar Sreenivasan	9134 Old Courthouse Rd Vienna, VA 22182	Co-Applicant/Co-Title Owner
Ama Engineers LLC	3930 Pender Dr. Suite 310 Fairfax, VA 22030	Engineers/Agents
Rishi R. Baral		Agent
The Law Office of Keith C. Martin PLLC	1077 Spring Hill Rd McLean, VA 22102	Attorney/Agent
Keith C. Martin		Attorney/Agent

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

## REZONING AFFIDAVIT

DATE: June 14, 2019  
(enter date affidavit is notarized)

**NON-EXEMPT**

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

- 1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

## CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Ama Engineers LLC  
3930 Pender Dr. Suite 310 Fairfax, VA 22030

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

Bel B. Pachhai-member/manager  
Rishi R. Baral-member

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



## REZONING AFFIDAVIT

DATE: June 14, 2019  
(enter date affidavit is notarized)

**NON-EXEMPT**

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

## CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
The Law Office of Keith C. Martin PLLC  
1077 Spring Hill Rd  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

Keith C. Martin-Managing Member

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

## REZONING AFFIDAVIT

DATE: June 14, 2019  
 (enter date affidavit is notarized)

**NON-EXEMPT**

for Application No. (s): \_\_\_\_\_  
 (enter County-assigned application number(s))

- 1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

## PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



## REZONING AFFIDAVIT

DATE: June 14, 2019  
(enter date affidavit is notarized)

**NON-EXEMPT**

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

## REZONING AFFIDAVIT

DATE: June 14, 2019  
(enter date affidavit is notarized)

**NON-EXEMPT**

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)  
None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☐ Applicant's Authorized Agent

Keith C. Martin, Agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 14th day of June, 2019, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: \_\_\_\_\_

Commonwealth of Virginia  
County of Fairfax (or \_\_\_\_\_)

The foregoing instrument was acknowledged  
before me this \_\_\_\_\_  
day of \_\_\_\_\_  
By \_\_\_\_\_

Notary Public



CASUNDRA D SUMPTER  
Commonwealth of Virginia  
Notary Public  
Commission No. 7722501  
My Commission Expires 04/30/2021